



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Allen Burgess, MCIP, RPP. Supervisor of Planning & Development Services

Department: Development & Strategic Initiatives

Date of Report: April 1, 2021

Report Number: DS-09-2021

Attachments: Figure 1 and Figure 2

Subject: A request to approve a site plan control application, to permit the construction of a 230 square metre two storey mixed use commercial building containing two apartment dwelling units

Application: Site Plan Control

Out File Number: SPC – 04/20

Applicant & Registered Owner: 1830088 Ontario Ltd (Laith Saleem – Capri Pizza)

Agent/Architect: Raid Jamil, Hanna Ghobrial and Associates Ltd.

Location: Southwest corner of Front Road and Major Blvd.

Recommendation

That the report of the Supervisor of Planning and Development Services dated April 1, 2021 (DS-09-2021) regarding a request to approve a site plan control application, to permit the construction of a 230 square metre two storey mixed use commercial building containing two apartment dwelling units BE APPROVED.

Report

This report is intended to provide members of Council with comments and recommendations regarding a site plan control application that has been submitted, which if approved would result in a new 230 square metre two storey mixed use commercial building containing two apartment dwelling units being built on the subject lands.

In assessing the merits of the subject application, the following comments are offered for Council's consideration:

- i) The subject lands are designated "Waterfront District" in the Town's approved Official Plan. Zoning By-law No. 5050 currently zones this site in a General Commercial Zone - "C2". Retail, Office, Day Care Centre, Restaurant, Residential units, and other similar Commercial uses are permitted land uses at this location. The Applicant's site plan conforms to the Town's approved Official Plan and complies with the applicable Zoning By-law regulations;
- ii) The Applicant will be required to construct a new sidewalk and concrete curb along Major Blvd;
- iii) Seventeen parking spaces are proposed, which exceeds the minimum number of parking spaces required for the proposed mixed-use building. Figure 1 is the Applicant's proposed site plan;
- iv) A six-foot noise attenuating fence will be constructed along the rear yard abutting the existing residential dwelling on Major Blvd. Cut-off lighting will also be utilized to prevent excess light from entering the neighbouring properties. The balance of the site will be landscaped as shown on Figure 2 - the Applicant's proposed landscape plan.

A draft site plan control agreement has been prepared for this site. It is recommended that this site plan application be approved and that the corresponding draft agreement be executed. Staff should be instructed to take the necessary steps to have this agreement registered on title against the subject lands. We would be pleased to answer any questions with respect to the comments and recommendations that are contained within this Staff report.

Consultations

Consultation with staff was sought out and comments were included in this report.

Financial Implications

n/a

Prepared By:



Supervisor, Planning and Development

Allen Burgess, MCIP, RPP.

Link to Strategic Goals

1. Enhancing organizational excellence - Not Applicable
2. Strengthen the community's engagement with the Town - Not Applicable
3. Grow and diversify the local economy - Yes
4. Build on our high-quality of life - Yes

Communications

not applicable.

Notifications

Name	Address	Email
<i>Laith Saleem</i>	Applicant	Laith Saleem77@hotmail.com
Raid Jamil	Agent	rjamil@hga.ltd

Report Approval Details

Document Title:	SPC-04-20 - Front Road-Major Blvd - Mixed Use Building.docx
Attachments:	- Figure 1 - SPC 04-20 SitePlan Front-Major.pdf - Figure 2 - SPC 04-20 Landscape Plan Front-Major.pdf
Final Approval Date:	Apr 6, 2021

This report and all of its attachments were approved and signed as outlined below:



Director, Development and
Strategic Initiatives

Larry Silani



Chief Administrative Officer

Joe Milicia